

Date October 23, 2023

ABATEMENT OF PUBLIC NUISANCE AT 3840 SHERMAN BLVD.

WHEREAS, the property located at 3840 Sherman Blvd., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Michelle Light, and the Mortgage Holder, Nationstar Mortgage, LLC d/b/a Mr. Cooper, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The Easterly 60 feet of the Westerly 130 feet of Lot Forty-one (41) – except the Northerly 130 feet thereof – in KIMBLE ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3840 Sherman Boulevard, has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:



Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk



58C

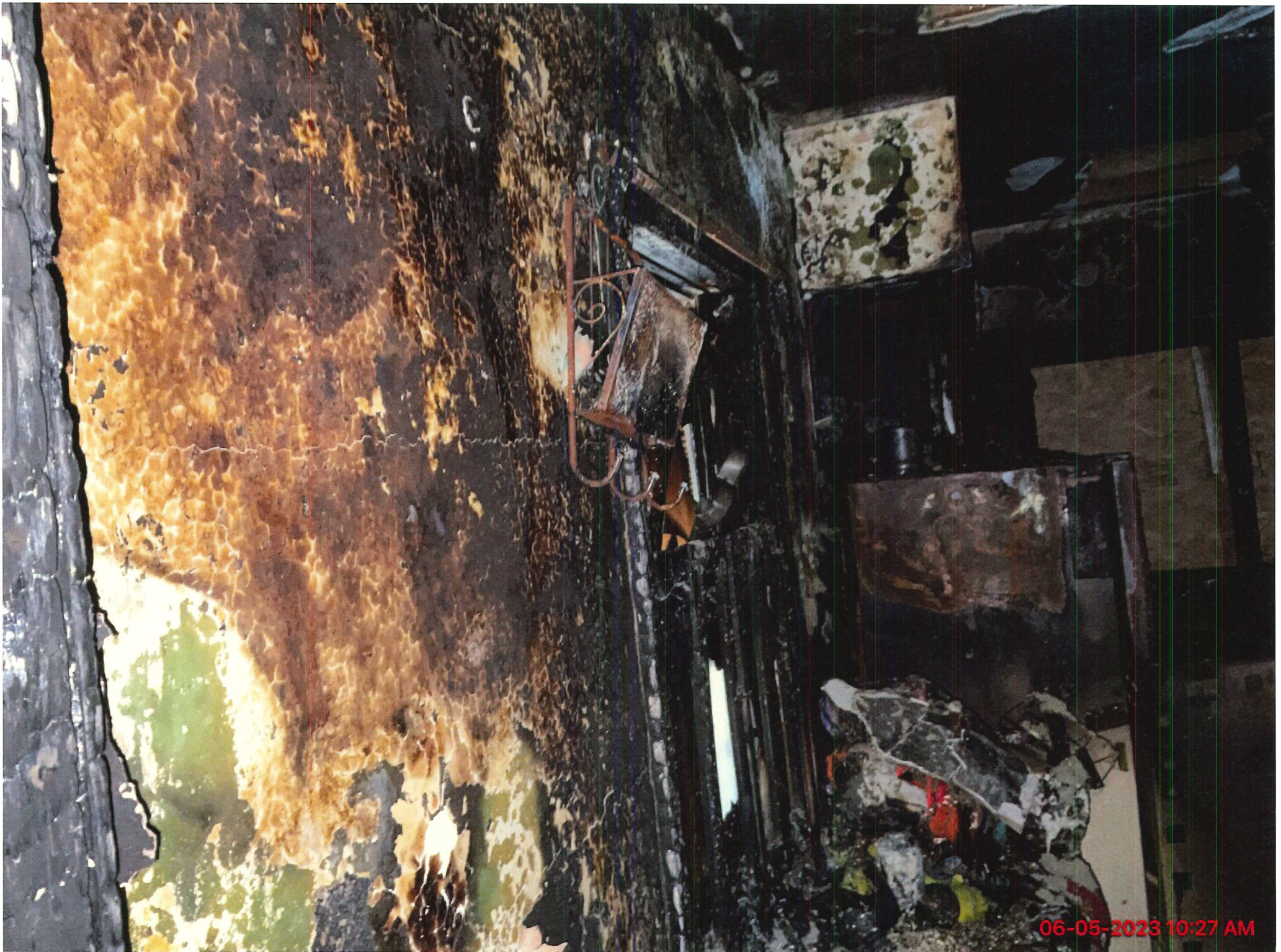
08-29-2023 01:04 PM



06-05-2023 10:25 AM



06-05-2023 10:27 AM



06-05-2023 10:27 AM



06-05-2023 10:27 AM



06-05-2023 10:27 AM

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

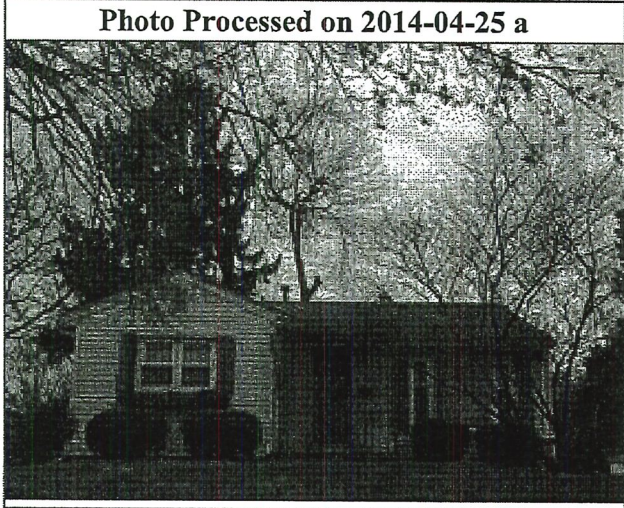
Location					
Address	3840 SHERMAN BLVD				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	100/07415-001-000	Geoparcels	7924-19-454-024	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM68/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Sarah Cunningham, SRA 515-286-3426		

Map and Current Photos - 1 Record

[Click on parcel to get a new listing](#)

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2014-04-25 a



Historical Photos

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LIGHT, MICHELLE	2007-06-04	<u>12222/446</u>
Legal Description and Mailing Address				

53C

-EX NLY 130F- ELY 60F WLY 130F LT 41 KIMBLE ACRES	MICHELLE LIGHT 3840 SHERMAN BLVD DES MOINES, IA 50310-2728
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Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Assessment Roll	Residential	Full	\$48,500	\$178,400	\$226,900
2022 Value	Residential	Full	\$40,500	\$141,900	\$182,400

Assessment Roll Notice Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2022 Homestead Credit	LIGHT, MICHELLE	Application #216139

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

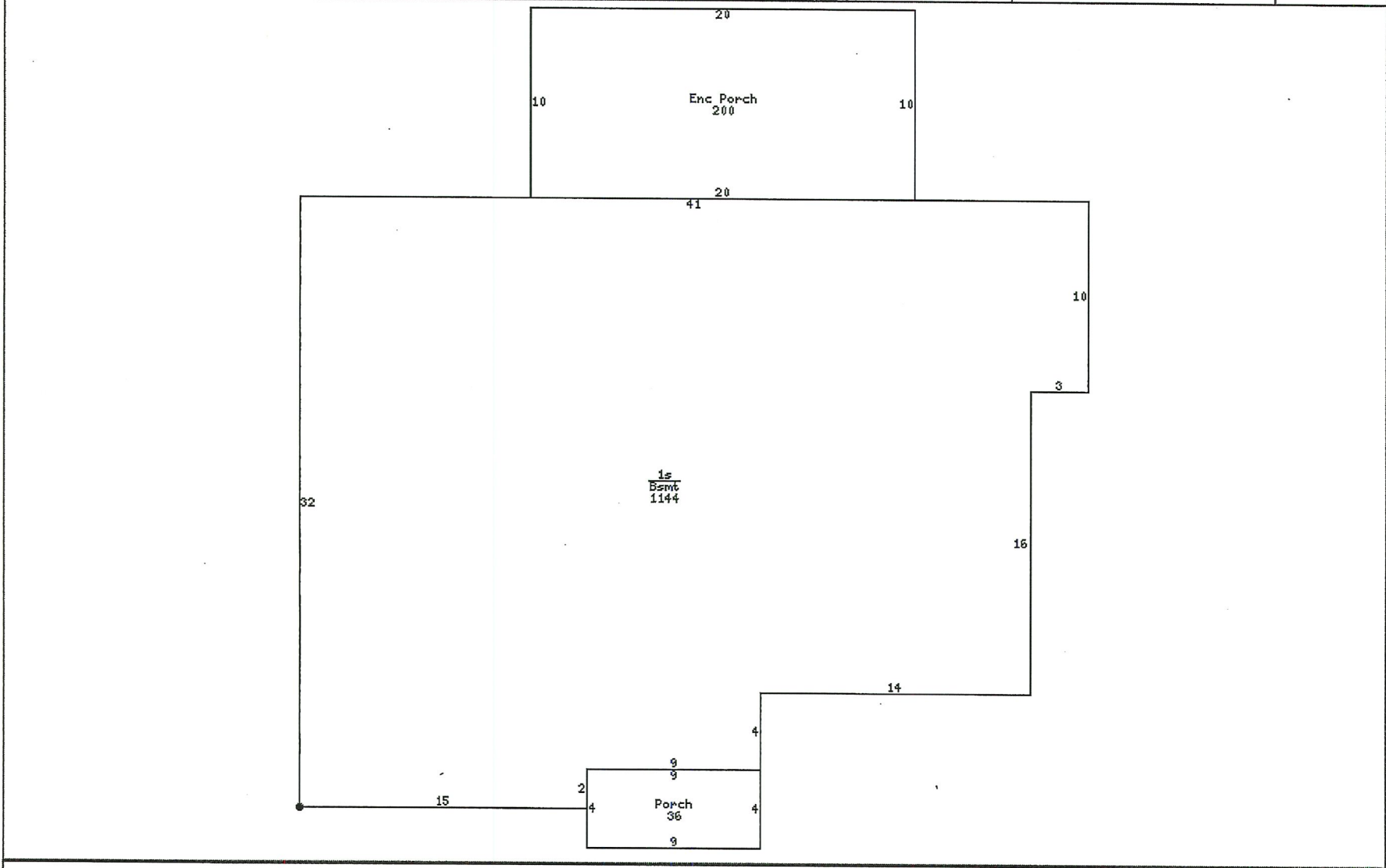
Square Feet	10,200	Acres	0.234	Frontage	60.0
Depth	170.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1952	Number Families	1	Grade	4+00
Condition	Very Good	Total Square Foot Living Area	1144	Main Living Area	1144
Basement Area	1144	Open Porch Area	36	Enclosed Porch Area	200
Foundation	Concrete Block	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100

Number Bathrooms	1	Bedrooms	3	Rooms	5
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Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Square Feet
Measure 1	792	Story Height	1	Grade	4
Year Built	1959	Condition	Normal		

Comment	22 X 24 && 12 X 22
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Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LIGHT, JESSIE M	LIGHT, MICHELLE	<u>2007-05-31</u>	\$133,000	Deed	<u>12222/446</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$40,500	\$141,900	\$182,400
2019	<u>Assessment Roll</u>	Residential	Full	\$38,600	\$135,400	\$174,000
2017	<u>Assessment Roll</u>	Residential	Full	\$34,100	\$122,700	\$156,800
2015	<u>Assessment Roll</u>	Residential	Full	\$29,700	\$108,400	\$138,100
2013	<u>Assessment Roll</u>	Residential	Full	\$28,500	\$106,300	\$134,800
2011	<u>Assessment Roll</u>	Residential	Full	\$28,500	\$106,600	\$135,100
2009	<u>Assessment Roll</u>	Residential	Full	\$29,000	\$107,300	\$136,300
2007	<u>Assessment Roll</u>	Residential	Full	\$29,900	\$110,600	\$140,500
2005	<u>Assessment Roll</u>	Residential	Full	\$24,900	\$113,100	\$138,000
2003	<u>Assessment Roll</u>	Residential	Full	\$22,260	\$102,560	\$124,820
2001	<u>Assessment Roll</u>	Residential	Full	\$19,810	\$88,580	\$108,390
1999	Assessment Roll	Residential	Full	\$9,980	\$85,410	\$95,390
1997	Assessment Roll	Residential	Full	\$8,860	\$75,850	\$84,710
1995	Assessment Roll	Residential	Full	\$8,480	\$72,630	\$81,110
1993	Assessment Roll	Residential	Full	\$7,390	\$63,290	\$70,680



City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, IA 50309

53C

Case Number: NUIS-2023-000152	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/01/2023
	Date of Notice: 06/06/2023
Date of Inspection: 06/05/2023	

MICHELLE LIGHT A/K/A MICHELE HOWARD
 3840 SHERMAN BLVD
 DES MOINES IA 50310

Address of Property: **3840 SHERMAN BLVD, DES MOINES IA 50310**

Parcel Number: **792419454024**

Legal Description: **-EX NLY 130F- ELY 60F WLY 130F LT 41 KIMBLE ACRES**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>07/20/2023</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>07/20/2023</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	07/20/2023
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p>	07/20/2023
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p>	07/20/2023
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	07/20/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(25) - Unsafe and Dangerous Structure or Premise Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.	07/20/2023
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.	07/20/2023
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	07/20/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

530

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org

530



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2023-000152	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/01/2023
	Date of Notice: 07/07/2023
	Date of Inspection: 06/05/2023

NATIONSTAR MORTGAGE, LLC
D/B/A MR. COOPER, C/O CORPORATION SERVICE COMPANY
505 5TH AVE SUITE 729
DES MOINES IA 50309

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Thank you for your help,

Respectfully,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org